

BOARD OF DESIGN REVIEW MINUTES

July 1, 2004

CALL TO ORDER: Chairman Mimi Doukas called the meeting to order at 6:30 p.m. in the Beaverton City Hall 2nd Floor Conference Room at 4755 SW Griffith Drive.

ROLL CALL: Present were Chairman Mimi Doukas; Board Members Dennis Collins, Jennifer Shipley, Ronald Nardoza and Jessica Weathers. Board Members Stewart Straus and Hal Beighley were excused.

Senior Planner John Osterberg, Associate Planner Sambo Kirkman, and Recording Secretary Sheila Martin represented staff.

VISITORS:

Chairman Doukas read the format for the meeting and asked if any member of the audience wished to address the Board on any non-agenda item. There was no response.

Chairman Doukas opened the Public Hearing and read the format of the hearing. There were no disqualifications of Board Members. No one in the audience challenged the right of any Board Member to hear any agenda items or participate in the hearing or requested that the hearing be postponed to a later date. She asked if there were any ex parte contact, conflict of interest or disqualifications in any of the hearings on the agenda.

NEW BUSINESS:

PUBLIC HEARINGS:

MENLO GARDEN APARTMENTS

DR2003-0193 – DESIGN REVIEW

TP2003-0036 – TREE PLAN

The applicant request Design Review and Tree Plan approval for a 48 unit multi-family development. The Design Review application requests approval of the 48-unit complex with associated parking, landscaping and storm water facility. The proposal also includes public street improvements such as the extension of SW Hazel Street to SW Menlo Avenue. The Tree Plan application requests the removal of approximately 16 Community Trees within the development.

Community Trees are trees with diameters greater than 10-inches at breast height.

Associate Planner Sambo Kirkman presented the Staff Reports and briefly explained the purpose of the proposed applications. She pointed out that Staff recommends removal of 7 Community Trees of the 16 requested, due to inadequate justification for the removal of 9 of the proposed said trees. Concluding she submitted the materials board and offered to respond to questions.

Chairman Doukas questioned if Staff had discussed grading modifications with the applicant that will save the trees on the west end of the development.

On question, Ms. Kirkman responded that there was no additional conversation because there was sufficient information to warrant the removal of some trees based on what was shown on the grading plan.

Chairman Doukas questioned if Lock Bloc retaining walls are still permitted within a storm water facility.

Ms. Kirkman explained that the City Engineer reviewed the storm water facility design and found no issues with the design.

Chairman Doukas questioned if Staff had any thoughts on the rear elevations.

Ms. Kirkman responded that Staff had reviewed the rear elevations and recommended buffering and additional landscaping to adequately address the issue of articulation of the elevation.

APPLICANT:

Greg Kurahashi with *Kurahashi & Associates, Inc.*, introduced the developer/contractor, Mike Nelson. Mr. Kurahashi explained that the proposed development is a 48 Unit apartment complex which will be built on a site where an 8-Plex Complex and Storage building exists. He submitted a revised grading plan to accommodate the protection of the trees, to remain at the western and eastern property line of the project site, and addressed the issue accordingly. Addressing the storm water detention facility, he mentioned that the retaining wall will sit one foot above grade, and that the height of the wall is not expected to impact the abutting land uses. He pointed out that there is existing fencing found on the property lines and that no fencing is proposed on the proposed development. Discussing the parking space issues, he explained that each unit has a garage and driveway, with no visitor parking; the number of stalls total 2 per dwelling unit. Concluding, he concurs with the Staff Report and has changed the plans to meet staff's recommendations.

Members of the Board identified and discussed issues with the buildings design as follows:

- 8-plex upper roofline is repetitious.
- The building's color design scheme lacks a variation of colors.
- Issues pertaining to the lack of visitor parking

PUBLIC TESTIMONY:

Jared Leonetti, testified that he is concerned with the overflow of parking as a result of the proposed development. He noted that the traffic and parking overflow along Hazel is extensive all ready, and stated that with the proposed development, parking will become exacerbated on this local street.

Chairman Doukas commented that the Code provisions are written to ensure that streets are used efficiently, and noted that Hazel is designed for on-street parking.

Sharon O'Donnell testified that she lives on Menlo Drive and is the owner of Tax Lot 1300 and 1302. She expressed her opinion that she is in favor of breaking up the colors for the 8-plex, and likes the townhouse style design of the proposed buildings. She requested that the applicant address the landscaping, specifically the trees, i.e., how tall, when they will be planted, and what type of tree, on the backside of the 8-plex. Noting that Tax Lot 1300 is currently vacant, she offered said lot on a temporary basis to construct a driveway.

Addressing Ms. O'Donnell's question regarding the landscaping, Chairman Doukas observed from the revised landscaping plan that the trees in question are listed as 7 feet Douglas Firs.

APPLICANTS REBUTTAL:

Mr. Kurahashi addressed the parking issue and emphasized that the proposed development does meet the parking ratio requirements for vehicles. He clarified that an individual event could trigger a group of cars that could gather all at once, which could create the inability to park.

The public portion of the Public Hearing was closed.

Mr. Nardoza **MOVED** and Ms. Shipley **SECONDED** a motion to **APPROVE** DR2003-0193 – Menlo Garden Apartments, based upon the testimony, reports and exhibits, and new evidence presented during the Public Hearings on the matter, and upon the background facts, findings and conclusions found in the Staff Report dated July 1, 2004, including Conditions of Approval 1-49, and including Conditions of Approval to address the following issues and concerns:

- The upper roof shall receive additional Gable dormer type treatment to the following end units:

- East end of Unit 1
 - South end of Unit 3
 - East end of Unit 12
 - South end of Unit 11
- The Boards requirement that the applicant work with staff to find some additional areas for a temporary visitor parking area.
- Addressing Building #12: Per discussion of the changes, variations in the siding colors and patterns as referred to in the modified material board, and the addition of wrought iron planters on the angler shutters located on the second floor window on the backside of the window just below Building#12.

Mr. Nardozza **MOVED** and Ms. Shipley **SECONDED** a motion to **APPROVE** TP2003-0036 – Menlo Garden Apartments, based upon the testimony, reports and exhibits, and new evidence presented during the Public Hearings on the matter, and upon the background facts, findings, and conclusions found in the Staff Report dated July 1, 2004, including Conditions of Approval 50 through 54, and updating Condition No. 50 to reflect the revised Tree Plan dated June 30, 2004.

APPROVAL OF MINUTES:

The minutes of May 27, 2004, as written, were submitted. Chairman Doukas asked if there were any changes or corrections. Ms. Shipley **MOVED** and Mr. Collins **SECONDED** a motion that the minutes be adopted as written and submitted.

AYES: Shipley, Collins, and Doukas.
NAYS: None.
ABSTAIN: Nardozza and Weathers.
ABSENT: Beighley and Straus.

MISCELLANEOUS BUSINESS:

The meeting adjourned at 8:34.